

WARRANTY DEED

Know all Men by these Presents,

027667

That

ALICE MALTAIS of Waterville, County of Kennebec and State
of Maine

in consideration of One Dollar and other valuable consideration

paid by PAULINE MARCUCCI and ROBERT A. MALTAIS, JR.

NO TRANSFER
TAX PAIDwhose mailing addresses are 229 Richland Street, South Portland, Maine 04106 and
39 Rhode Island Avenue, Middletown, New York 10940, respectivelythe receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and
convey unto the said PAULINE MARCUCCI and ROBERT A. MALTAIS, JR., theirheirs and assigns forever, the following lot or parcel of land situate in
the City of Waterville, County of Kennebec and State of Maine, bounded and
described as follows, to wit:

Commencing at the southwesterly corner of land now or formerly of Clara Smart, being the southeasterly corner of land now or formerly of Antonio Pilon, located on the southerly side of Western Avenue; thence running westerly in a straight line and in the same course of the southerly line of the said Smart land to an iron pin in the easterly line of a proposed street leading southerly from Western Avenue; thence southerly along the easterly line of said proposed street fifty (59) feet to an iron pin in the ground; thence easterly in a straight line parallel with the first mentioned boundary line ninety (90) feet to an iron pin; thence running northerly in a straight line fifty (50) feet to the point of beginning; also a right of way in common with others over said proposed street. The above described land shall be conveyed subject to the following restrictions: No huts, shacks or shanties shall be built or erected on said land, (no dwelling house shall be built or erected on said land that will cost when completed less than two thousand dollars, and no part of said dwelling house or garage thereon shall be nearer to the easterly line of said proposed street than fifteen (15) feet at right angles therefrom, and no store house shall be placed on said land.

This said parcel was deeded to the herein Grantor, Alice Maltais and Robert A. Maltais as Joint Tenants by the said Robert A. Maltais on September 5, 1975, recorded in the Kennebec County Registry of Deeds in Book 1847, Page 318, the said Robert A. Maltais having died on December 15, 1990, leaving the said Alice Maltais as sole surviving Joint Tenant.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **PAULINE MARCUCCI and ROBERT A. MALTAIS, JR.**

their heirs and assigns, to them and their use and behoof forever.

And I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will **warrant and defend** the same to the said Grantee, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I , the said ALICE MALTAIS

and:

~~husband/wife of the said~~

joining in this deed as Grantor , and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this twenty-sixth day of the month of November , A.D. 19 91 .

Signed, Sealed and Delivered
in presence of

E. L. Giff
E. L. GIFF

Alice Maltais
ALICE MALTAIS

State of Maine, County of KENNEBEC


88: November 26, ,19 91 .

Then personally appeared the above named

ALICE MALTAIS

and acknowledged the foregoing instrument to be **her** free act and deed.

Before me,


Notary Public
Attorney at Law

RECEIVED KENNEBEC SS. Printed Name,Cyril M. Joly Jr.....

1991 DEC -2 AM 9:00

ATTEST: *Herman Reed, Notary*
REGISTER OF DEEDS